

1 THE SEABROOK ECONOMIC DEVELOPMENT CORPORATION OF THE CITY OF  
2 SEABROOK MET ON THURSDAY, NOVEMBER 6, 2014 AT 7:00 P.M. IN THE  
3 SEABROOK CITY HALL COUNCIL CHAMBERS, 1700 FIRST STREET, SEABROOK,  
4 TEXAS TO CONSIDER, AND IF APPROPRIATE, TAKE ACTION WITH RESPECT TO  
5 THE AGENDA ITEMS LISTED BELOW.

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7 President Paul Dunphey called the meeting to order at 7:00 p.m. and declared that a  
8 quorum was present.

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10 **BOARD MEMBERS PRESENT:**

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12	PAUL R. DUNPHEY	PRESIDENT
13	TERRY CHAPMAN	VICE-PRESIDENT
14	ERNIE DAVIS	SECRETARY
15	BRENDA VESELENY	MEMBER
16	GLENN ROYAL	MAYOR
17	THOM KOLUPSKI	COUNCIL REPRESENTATIVE
18	GARY BELL	TREASURER
19		

20 **ALSO PRESENT WERE:**

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22	GAYLE COOK	CITY MANAGER
23	XOCHYTL GREER	CITY/EDC ATTORNEY
24	PAUL CHAVEZ	DIRECTOR OF ECONOMIC DEVELOPMENT
25	MEREDITH BRANT	ASST. CITY SECRETARY
26		

27 **1.0 ROUTINE PUBLIC HEARING AND ANNOUNCEMENTS**

28  
29 None

30  
31 **2.0 PRESENTATIONS**

32  
33 **2.1 Bay Area Transportation (BayTran) presentation. ( Barbara Koslov)**

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35 Ms. Koslov gave an overview of BayTran's function and activities. She stated  
36 that BayTran advocates for greater transportation as well as funding for  
37 transportation. BayTran was a supporter of the recently passed Proposition 1.

38  
39 **2.2 Bay Area Convention and Visitors Bureau (CVB) presentation (Pam Summers)**

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41  
42 Ms. Summers stated that CVB is supported by 15% of hotel taxes of each  
43 participating city. Participants cover a 350 mile radius. She added that tourism is  
44 often the first step in economic development.

Michelle Quist spoke of the CVB Executive Summary for 2013/14. Included in her review were the Public Relation Goals, Outreach Goals, Visitors Information Services, Brand Development and CVB Representation.

**2.3 EDC Director's report on economic development activities for September and October, 2014. (Chavez)**

Mr. Chavez gave his monthly report.

**3.0 NEW BUSINESS**

**3.1 Consider Storefront Façade grant application for building located at 2234 NASA Parkway.**

Mr. Chavez stated that he and Councilor Kolupski had discussed the application and the only thing that would not qualify for façade is the awning. The total of the qualified expenses is \$18,818.70.

Councilor Kolupski stated that his concern is that the building is empty and has no tenant, therefore any agreement would have to include some guarantees.

Doug Butcher, the owner and landlord of the building stated that as such he can impose restrictions on a tenant. Currently there are three restaurants interested in the building.

Motion was made by Mr. Davis and Mayor Royal to table until a new lease is in effect.

AYES: Davis, Kolupski.

NAYS: Dunphey, Bell, Chapman, Royal, Veseleny.

**MOTION FAILED.**

President Dunphey stated that this item will be removed from the agenda.

**3.2 Report from City Manager on November bond election results.**

Ms. Cook gave a report on the propositions and noted that all four propositions were passed by the electorate.

**4.0 APPROVAL OF MINUTES**

**4.1 Approve minutes of the September 4, 2014 meeting. (Brant)**

89 Motion was made by Mr. Chapman and seconded by Mr. Bell

90  
91 To approve the minutes as written.

92  
93 MOTION CARRIED BY UNANIMOUS CONSENT.

94  
95 **5.0 ROUTINE BUSINESS**

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97 **5.1 Update on the Waterfront Drive Project. (Cook)**

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99 Ms. Cook stated that the finalized financials should be complete in two to three  
100 weeks, the punch list is complete and new banners are installed.

101  
102 Mr. Chavez stated that there are some prospects for new business in this area.  
103 He added that on December 8 there will be a meeting of Waterfront Dr. property  
104 owners concerning code enforcement.

105  
106 Ms. Cook stated that she is hoping that Harris County will reappraise the lots and  
107 has tasked the Finance Department contacting Harris County with these  
108 concerns.

109  
110 **5.2 Update on SH 146 Expansion Project. (Cook)**

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112 Ms. Cook stated that she and Mr. Chavez had met with representatives from  
113 Union Pacific and made clear that the city is interested in moving forward with the  
114 SH 146 expansion. Ms. Cook was assured that the railroad would work with the  
115 Town Center developers even if the road expansion fails to take place.

116  
117 **5.3 Establish future meeting dates and agenda items.**

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119 The next meeting is scheduled for December 11.

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121 Motion was made by Mr. Davis and seconded by Councilor Kolupski

122  
123 That if there are no pressing matters for the agenda that President Dunphey may  
124 cancel the meeting.

125  
126 MOTION CARRIED BY UNANIMOUS CONSENT.

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128  
129 Upon motion, the meeting was adjourned at 8:35 p.m.

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131  
132 APPROVED THIS 10<sup>th</sup> DAY OF DECEMBER 2014.



Meredith Brant  
Meredith Brant, TRMC  
Assistant City Secretary

Paul Dunphey  
Paul Dunphey, President